

**CITY OF EL PASO, TEXAS
AGENDA ITEM
ITEM DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Planning and Inspections Department, Planning Division

AGENDA DATE: Introduction: August 6, 2019

PUBLIC HEARING DATE: September 3, 2019

CONTACT PERSON NAME AND PHONE NUMBER:

Philip F. Etiwe, (915) 212-1553, EtiwePF@elpasotexas.gov

Adriana Martinez, (915) 212-1611, MartinezAD@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.1 Provide business friendly permitting and inspection processes
3.2 Improve the visual impression of the community

SUBJECT:

An Ordinance changing the zoning of Parcel 1: A portion of Blocks 10, 11, 14 and a portion of closed alley and closed Rogelio Street, Highland Park Addition, 1155 Idaho St. Parcel 2: Lots 1 and 2, Block 10, Highland Park Addition, 1931 Atlanta Ave., City of El Paso, El Paso County, Texas from R-5 (Residential) to C-1 (Commercial) and imposing a condition, the penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 1155 Idaho St. & 1931 Atlanta Ave. Owner: University Behavioral Health of El Paso, LLC by Ascend Health Corporation; PZRZ18-00042 (District 8)

BACKGROUND / DISCUSSION:

On May 30, 2019, the CPC reviewed and recommended approval of the proposed rezoning.

SELECTION SUMMARY:

PROTESTS:

☒ No protest received for this requirement.

COUNCIL REPRESENTATIVE BRIEFING:

Was a briefing provided: ☐ Yes or ☒ No

PRIOR COUNCIL ACTION:

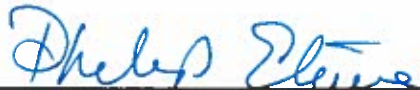
N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:



Philip F. Etiwe, Director
Planning and Inspections Department

PZRZ18-00042

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF BLOCKS 10, 11, 14, AND A PORTION OF CLOSED ALLEY AND CLOSED ROGELIO STREET, HIGHLAND PARK ADDITION, 1155 IDAHO ST, PARCEL 2: LOTS 1 AND 2, BLOCK 10, HIGHLAND PARK ADDITION, 1931 ATLANTA AVE., CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-5 (RESIDENTIAL) TO C-1 (COMMERCIAL), AND IMPOSING A CONDITION. THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Pursuant to Section 20.04.360 of the El Paso City Code, that the zoning of Parcel 1: A portion of Blocks 10, 11, 14, and a portion of closed Alley and closed Rogelio Street, Highland Park Addition, 1155 Idaho St, Parcel 2: Lots 1 and 2, Block 10, Highland Park Addition, 1931 Atlanta Ave., located in the City of El Paso, El Paso County, Texas, and more particularly described by the metes and bounds attached herein as Exhibit "A", be changed from R-5 (Residential) to C-1 (Commercial), as defined in Section 20.06.020, and that the zoning map of the City of El Paso, attached herein as Exhibit "B", be revised accordingly.

Further, that the property described above be subject to the following condition which is necessitated by and attributable to the increased density generated by the change of zoning in order to protect the health, safety and welfare of the residents of the City:

That a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy.

The penalties for violating the standards imposed through this rezoning ordinance are found in Section 20.24 of the El Paso City Code.

ADOPTED this _____ day of _____, 2019.

THE CITY OF EL PASO:

ATTEST:

Dee Margo, Mayor

Laura D. Prine, City Clerk

APPROVED AS TO FORM:

Russell T. Abeln
Assistant City Attorney

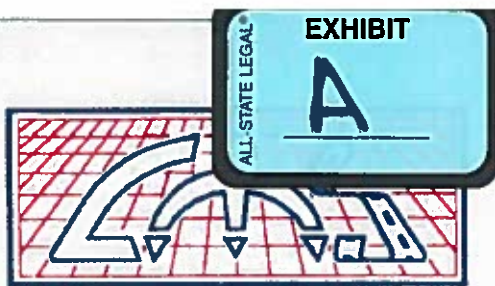
APPROVED AS TO CONTENT:

Philip F. Etiwe, Director
Planning & Inspections Department

ORDINANCE NO. _____

PZRZ18-00042

19-1007-2474 | 910608
Idaho & Atlanta
RTA



Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

1155 Idaho Street – Parcel 1

Being a portion of Blocks 10, 11, 14, and portion of closed Alley and closed Rogelio Street, Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the city monument at the intersection of Denver Avenue (70 feet wide) and Idaho Street (70 feet wide);

THENCE, South $00^{\circ}16'27''$ West, with the centerline of said Idaho Street, a distance of 35.00 feet;

THENCE, leaving said centerline, North $89^{\circ}43'33''$ West, a distance of 35.00 feet to an "x" in concrete lying at the Northeast corner of said Block 14 and at the intersection of the West right-of-way line of said Idaho Street with the South right-of-way line of said Denver Avenue for the **POINT OF BEGINNING** for the herein described tract;

THENCE, South $00^{\circ}16'27''$ West, with said West right-of-way line, a distance of 590.00 feet to a set "x" in concrete at the Southeast corner of said Block 10 in the North right-of-way line of said Bay Court;

THENCE, North $89^{\circ}43'33''$ West, with said North right-of-way line, a distance of 120.00 feet to a point;

THENCE, leaving said North right-of-way line, South $00^{\circ}16'27''$ West, a distance of 70.00 feet to a point lying in the South right-of-way line of said Bay Court;

THENCE, South $89^{\circ}43'33''$ East, with said South right-of-way line, a distance of 120.00 feet to a set "x" in concrete at the Northeast corner of said Block 10 at the intersection of said West right-of-way line of Idaho Street and South right-of-way line of said Bay Court;

THENCE, South $00^{\circ}16'27''$ West, with said West right-of-way line, a distance of 120.00 feet to a point lying at the Southeast corner of said Block 10 in the North right-of-way line of a 20 feet wide Alley;

THENCE, North $89^{\circ}43'33''$ West along said North line of Alley, a distance of 100.00 feet to a point lying at the Southwest corner of Lot 20, said Block 10;

THENCE, leaving said North line, South $00^{\circ}16'27''$ West, a distance of 158.60 feet to a set nail in the East line of a tract to Physician Reliance, LP (book 3428, page 618);

THENCE, North $89^{\circ}43'33''$ West, with said East line, a distance of 121.20 feet to a point;

THENCE, North $00^{\circ}16'27''$ East, continuing with said East line, a distance of 67.83 feet to a point;

THENCE, South $89^{\circ}43'33''$ East, continuing with said East line, a distance of 19.60 feet to a point;

THENCE, North $00^{\circ}16'27''$ East, continuing along said East line, a distance of 229.27 feet to a point lying at the Northeast corner of said Physician tract;

1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com

1155 Idaho Street

Parcel 1

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THENCE, North 89°43'33" West, with the North line of said Physician tract, a distance of 198.40 feet to a point lying in the West line of said Block 11 and at the Northwest corner of said Physician tract, *whence* the city monument in the centerline of Curie Drive at PC of curve bears, South 87°14'34" West, 152.34 feet;

THENCE, North 00°16'27" East, with said West line of Block 11, a distance of 127.22 feet to a point lying in the East right-of-way line of said Curie Drive;

THENCE, Northwesterly with said East right-of-way line of Curie Drive and with the arc of a curve to the left a distance of 175.37 feet to an existing nail lying in the East line of a tract to EP Murchison Property Company, LLC (Doc #20090043147); Said curve having a radius of 270.44 feet, a central angle of 37°09'12" and a chord which bears North 01°00'02" West, a distance of 172.31 feet;

THENCE, North 00°35'08" East, with said East line, a distance of 19.74 feet to an existing nail;

THENCE, North 56°52'22" East, continuing with said East line, a distance of 58.94 feet to an existing nail;

THENCE, North 00°15'28" East, continuing with said East line, a distance of 44.15 feet to an existing nail;

THENCE, South 89°44'13" East, continuing with said East line, a distance of 30.32 feet to a point;

THENCE, North 00°16'08" East, continuing with said East line, a distance of 32.25 feet to a point;

THENCE, South 89°43'52" East, continuing with said East line, a distance of 3.11 feet to a point;

THENCE, North 00°16'08" East, continuing with said East line, a distance of 28.99 feet to a point;

THENCE, South 89°43'52" East, continuing with said East line, a distance of 20.04 feet to a point;

THENCE, North 00°35'08" East, continuing with said East line, a distance of 25.97 feet to a point;

THENCE, North 00°02'30" East, continuing with said East line, a distance of 60.18 feet to an existing nail;

THENCE, North 82°32'06" East, continuing with said East line, a distance of 11.33 feet to a point;

THENCE, Northeasterly continuing with said East line and with the arc of a curve to the left a distance of 3.31 feet to an existing nail; Said curve having a radius of 2.44 feet, a central angle of 77°39'56" and a chord which bears North 45°05'05" East, a distance of 3.06 feet;

THENCE, North 01°04'55" East, continuing with said East line, a distance of 10.06 feet to a point;

1155 Idaho Street

Parcel 1

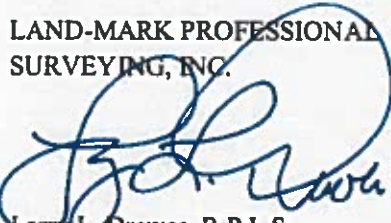
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THENCE, North $00^{\circ}16'08''$ East, continuing with said East line, a distance of 84.53 feet to a point lying in the South right-of-way line of said Denver Avenue;

THENCE, South $89^{\circ}43'33''$ East, with said South right-of-way line, a distance of 287.66 feet to the **POINT OF BEGINNING**.

Said parcel contains 282,565 square feet or 6.487 acres of land.

LAND-MARK PROFESSIONAL
SURVEYING, INC.



Larry L. Drewes, R.P.L.S.

Texas License No. 4869

Job No. 30848-A

Date: January 16, 2018





Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

1155 Idaho Street – Parcel 2

Being Lots 1 and 2, Block 10, Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the city monument at the intersection of Denver Avenue (70 feet wide) and Idaho Street (70 feet wide);

THENCE, North 89°43'33" West, a distance of 35.00 feet to a point; **THENCE**, South 00°16'27" West, at 35.00 feet pass an "x" in concrete lying at the Northeast corner of said Block 14 and at the intersection of the West right-of-way line of said Idaho Street with the South right-of-way line of said Denver Avenue and with said West right-of-way line Idaho Street, a total distance of 835.00 feet to a point lying at the Northeast corner of said Lot 1, Block 10, for the **POINT OF BEGINNING** for the herein described tract;

THENCE, South 00°16'27" West, continuing with said West right-of-way line, a distance of 120.00 feet to a point lying at the southeast corner of said Lot 1, Block 10;

THENCE, North 89°43'33" West, with the North right-of-way line of Atlanta Avenue, a distance of 50.00 feet to a point lying at the southwest corner of said Lot 2, Block 10;

THENCE, North 00°16'27" East, with the West boundary line of said Lot 2, Block 10, a distance of 120.00 feet to a point lying at the northwest corner of said Lot 2, Block 10;

THENCE, South 89°43'33" East, with the South line of a 20 feet wide alley, a distance of 50.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 6,000 square feet or 0.138 acres of land.

LAND-MARK PROFESSIONAL
SURVEYING, INC.

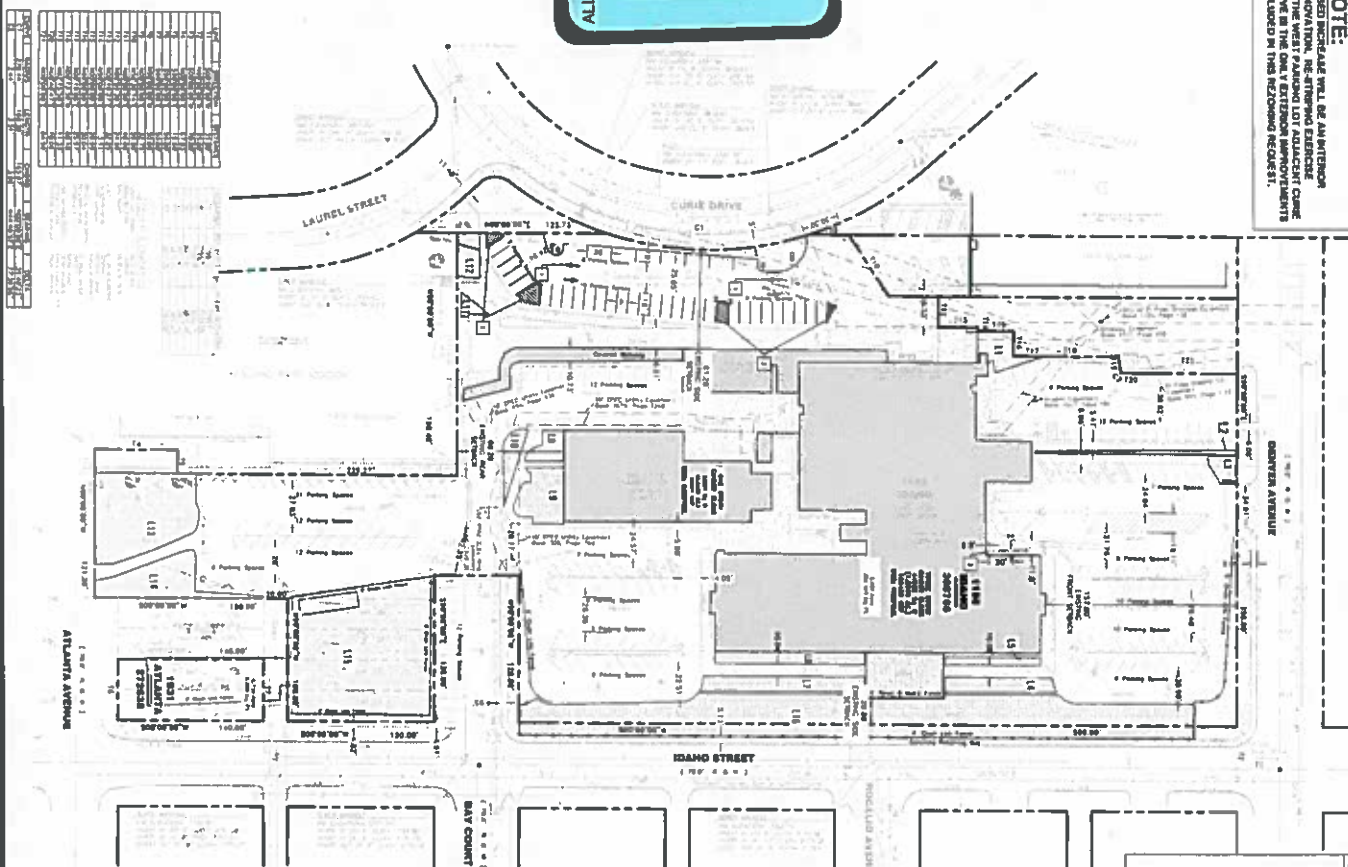
Larry L. Drewes, R.P.L.S.
Texas License No. 4869
Job No. 30848-B
Date: January 16, 2018



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Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: Larry@Land-Marksurvey.com

NOTE:
IF BED INCREASE WILL BE AN INTERIOR
RENOVATION, RE-ENTRYING EXISTENCE
TO THE WEST PARKING LOT ADJACENT CARGO
DRIVE IN THE ONLY EXTENSION IMPROVEMENTS
EXCLUDED IN THIS ZONING RESCUE 31.



SITE DATA TABLE

FRONT YARD - 20'
REAR YARD - 5'
SIDE YARD - 5'

SEPARATORS OF EXISTING BUILDINGS
FRONT YARD - 10' MIN
REAR YARD - 4' MIN
EAST SIDE YARD - 20' MIN
WEST SIDE YARD - 10' MIN

MINIMUM REQUIRED STREET FRONTAGE
150 LINEAR FEET

EXISTING STREET FRONTAGE
150 LINEAR FEET (NORTH PROPERTY LINE)

PARKING TABLE

| | |
|--------------------------------|------------|
| 11 SPACES/5676 GSF | 200 |
| 1118000 CUST/5676 GSF | 7 |
| 387 REMAINING SPACES | 11 |
| 1118000 CUST/5676 GSF | 12 |
| 286 REMAINING SPACES | 286 |
| REQUIRED BIYCLE PARKING | |
| 20 X 70' = 14,000 SF | |
| PROVIDED BIYCLE PARKING | |
| 12 SPACES | |
| STANDARD | 200 |
| ACCESSIBLE | 7 |
| BIYCLE | 11 |
| TOTAL | 218 |
| PROPOSED PARKING | |
| STANDARD | 215 |
| ACCESSIBLE | 9 |
| BIYCLE | 12 |
| TOTAL | 236 |

LEGAL DESCRIPTION

Being a portion of blocks 10, 11, 14 and portion of block Alley and called Rogalla Street, Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds attached

1031 ATLANTA AVENUE
DALLAS, TEXAS 75201

Being lots 1 and 2, Block 10 Highland Park Addition, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds attached.

LANDSCAPE REQUIREMENTS
PER SECTION 10.46.080 A.1.a
LANDSCAPABLE AREA

| NOTE | LANDSCAPE AREA | LANDSCAPE REQUIREMENTS PER SECTION 16.46.000 A, a LANDSCAPABLE AREA |
|------|----------------|---|
| 1 | 922 SF | |
| 2 | 461 SF | |
| 3 | 411 SF | |
| 4 | 1,020 SF | |
| 5 | 492 SF | |
| 6 | 1,348 SF | |
| 7 | 582 SF | |
| 8 | 1,777 SF | |
| 9 | 1,514 SF | |
| 10 | 609 SF | |
| 11 | 718 SF | |
| 12 | 664 SF | |
| 13 | 5,842 SF | |
| 14 | 2,406 SF | |
| 15 | 12,215 SF | |
| 16 | 17,295 SF | |

REQUIRED LANDSCAPE = $(782.565 \times 51.200) \times .15 = 6,000$ SF
 PARCEL 388764 - 782,565 SF
 PARCEL 277838 (EXCLUDED FROM LANDSCAPE CALCULATIONS) - 6,000 SF
 TOTAL BUILDING SF - 52,200 SF
 TOTAL PERVIOUS AREA (47,139 SF) > REQUIRED PERVIOUS AREA (41,504 SF)

GENERAL SITE NOTES:

- [illegible]

STATE NOTICES

| | |
|-----|--------------------|
| 1 | STATE OF TEXAS |
| 2 | County of Tarrant |
| 3 | City of Fort Worth |
| 4 | State of Texas |
| 5 | County of Tarrant |
| 6 | City of Fort Worth |
| 7 | State of Texas |
| 8 | County of Tarrant |
| 9 | City of Fort Worth |
| 10 | State of Texas |
| 11 | County of Tarrant |
| 12 | City of Fort Worth |
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| 94 | State of Texas |
| 95 | County of Tarrant |
| 96 | City of Fort Worth |
| 97 | State of Texas |
| 98 | County of Tarrant |
| 99 | City of Fort Worth |
| 100 | State of Texas |

LEGEND: SITE

- [illegible]

CURVE TABLE

| City | Year |
|---------------|------|
| San Francisco | 1990 |
| San Francisco | 1995 |
| San Francisco | 2000 |

SITE PLAN

Re-Zoning Package - Not for Construction

MEMORANDUM

DATE: July 26, 2019

TO: The Honorable Mayor and City Council
Tommy Gonzalez, City Manager

FROM: Adriana Martinez, Planner

SUBJECT: PZRZ18-00042

The City Plan Commission (CPC), on May 30, 2019 voted 6-0 to recommend **Approval** to the rezoning of the property described as Parcel 1: A portion of Blocks 10, 11, 14 and a portion of closed alley and closed Rogelio Street, Highland Park Addition, 1155 Idaho St. Parcel 2: Lots 1 and 2, Block 10, Highland Park Addition, 1931 Atlanta Ave., City of El Paso, El Paso County, Texas from R-5 (Residential) to C-1 (Commercial) and imposing for following a condition to allow the continued use of a hospital.

That a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy;

The CPC found that the rezoning is in conformance with Plan El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will not have negative effects on the natural environment, social economic conditions, property values in the vicinity, and the city as a whole.

Planning received one call of inquiry to the rezoning request.

Property Owner: University Behavioral Health of El Paso, LLC by Ascend Health Corporation
Applicant: University Behavioral Health of El Paso, LLC by Ascend Health Corporation
Representative: Ingram Civil Engineering Group c/o Bubba Ingram

Attachments:
Staff Report

1155 Idaho St. & 1931 Atlanta Ave.

City Plan Commission — May 30, 2019 (Revised)

REZONING



CASE NUMBER:
CASE MANAGER:
PROPERTY OWNER:
REPRESENTATIVE:
LOCATION:

PZRZ18-00042

Adriana Martinez, 915-212-1611, MartinezAD@elpasotexas.gov

University Behavioral Health of El Paso, LLC by Ascend Health Corporation

Ingram Civil Engineering Group c/o Bubba Ingram

1155 Idaho St. & 1931 Atlanta Ave.

Parcel 1: A portion of Blocks 10, 11, 14, and a portion of closed Alley and closed Rogelio Street, Highland Park Addition, City of El Paso, El Paso County, Texas

Parcel 2: Lots 1 and 2, Block 10, Highland Park Addition, City of El Paso, El Paso County, Texas

District: 8

PROPERTY AREA:

6.625 acres

REQUEST:

To rezone from R-5 (Residential) to C-1 (Commercial)

RELATED APPLICATIONS:

SURW19-00002 – ROW Vacation

PUBLIC INPUT:

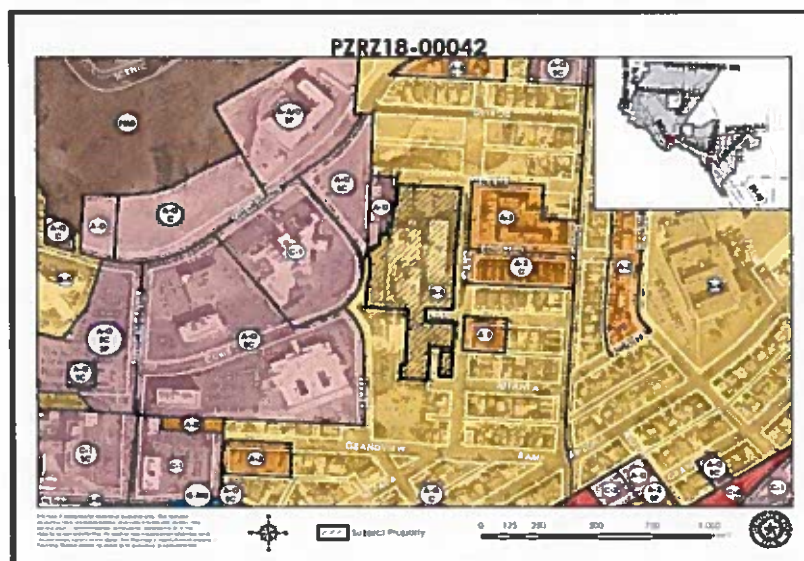
Planning has received one call in opposition and one call of inquiry to the rezoning request; Notices resent to property owners within 300 feet on May 17, 2019.

SUMMARY OF REQUEST: The property owner is requesting a rezoning from R-5 (Residential) to C-1 (Commercial) to allow the continued use of a hospital.

SUMMARY OF DCC RECOMMENDATION: The Development Coordinating recommended **APPROVAL** of the rezoning request on October 23, 2018. The Planning Division recommends approval with the following condition:

That a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy;

The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-2, Traditional Neighborhood (Walkable), use designation of *Plan El Paso*, in the Central Planning area.



DESCRIPTION OF REQUEST: The property owner is requesting a rezoning from R-5 (Residential) to C-1 (Commercial) to allow the continued use of a hospital. The property is located at 1155 Idaho St. & 1931 Atlanta Ave. within the Central Planning Area. The area of the rezoning request is 6.625 acres. The detailed site development plan shows two existing buildings, on 1155 Idaho St. which are to remain. The total square footage of the buildings combined is 119,000 sq. ft. 1931 Atlanta Ave. is currently vacant and no new development is being proposed at this time.

The Development Coordinating recommended **APPROVAL** of the rezoning request on October 23, 2018.

COMPATIBILITY WITH NEIGHBORHOOD CHARACTER: The proposed development is consistent with the adjacent commercial development within its vicinity and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of G-2, Traditional Neighborhood (Walkable), use designation of Plan El Paso, the City's Comprehensive Plan.

| COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors: | |
|---|--|
| Criteria | Does the Request Comply? |
| <p>Future Land Use Map: Proposed zone change is compatible with the Future Land Use designation for the property:</p> <p>G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p> | <p>Yes, the proposed commercial development is consistent with other commercial uses in the neighborhood. The proposed development remains consistent with the established neighborhood. Commercial uses are common and welcomed in this sector. The existing development supplements the commercial uses in the neighborhood. The surrounding properties are zoned A-O (Apartment/office), C-1 (Commercial), and A-2 (Apartment). The surrounding area uses vary from Single-family dwellings, apartments, and medical offices.</p> |
| <p>Compatibility with Surroundings: The proposed zoning district is compatible with those surrounding the site:</p> <p>C-1 (Commercial) District: Provide compatible neighborhood convenience goods and services that serve day-to-day needs. Permit locations for business and professional offices and retail category uses within adjacent residential areas of medium and high densities.</p> | <p>Yes, the proposed development is a permitted use in the C-1 (Commercial) district. The existing development is adjacent to commercial and residential lots.</p> |
| <p>Preferred Development Locations: Is the property in a "Compact Urban" area?</p> | <p>Yes, the proposed development meets the intent of G-2, Traditional Neighborhood (Walkable), use designation of Plan El Paso, the City's Comprehensive Plan.</p> |
| THE PROPOSED ZONING DISTRICT'S EFFECT ON THE PROPERTY AND SURROUNDING PROPERTY, AFTER EVALUATING THE FOLLOWING FACTORS: | |
| <p>Historic District or Special Designations & Study Area Plans: Any historic district or other special designations that may be applicable. Any adopted small areas plans, including land-use maps in those plans.</p> | <p>N/A</p> |
| <p>Potential Adverse Effects: Potential adverse effects that might be caused by approval or denial of the requested rezoning.</p> | <p>The proposed development does not represent any adverse effects on the community. It has the potential to maximize the use of undeveloped lots.</p> |

| COMPLIANCE WITH PLAN EL PASO/REZONING POLICY – When evaluating whether a proposed rezoning is in accordance with Plan El Paso, consider the following factors: | |
|---|--|
| Natural Environment: Anticipated effects on the natural environment. | Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance. |
| Stability: Whether the area is stable or in transition. | Yes, the proposed development is within an older area of the city, which represent stability within the G-2, Traditional Neighborhood. |
| Socioeconomic & Physical Conditions: Any changed social, economic, or physical conditions that make the existing zoning no longer suitable for the property. | The proposed use is permitted in the C-1 (Commercial) district. |

ADEQUACY OF PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE: There is an existing 6-inch diameter water main extending along the eastside of Idaho St., approximately 25-feet west of and parallel to the eastern right-of-way line of Idaho St. This water main is available for service.

SUMMARY OF DEPARTMENTAL REVIEW COMMENTS: No objections to proposed rezoning. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

PUBLIC COMMENT: The proposed development lies within the Central El Paso Community Organization, Golden Hills Neighborhood Association, and El Paso Central Business Association. Planning has received one call in opposition and one call of inquiry to the rezoning request; Notices resent to property owners within 300 feet on May 17, 2019.

RELATED APPLICATIONS: SURW19-00002 ROW Vacation

OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, Development Standards for Construction (DSC), and Drainage Design Manual (DDM). Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

CITY PLAN COMMISSION OPTIONS:

The purpose of the Zoning Ordinance is to promote the health, safety, morals and general welfare of the City. The City Plan Commission has the authority to advise City Council on Zoning matters. In evaluating the request, the CPC may take any of the following actions:

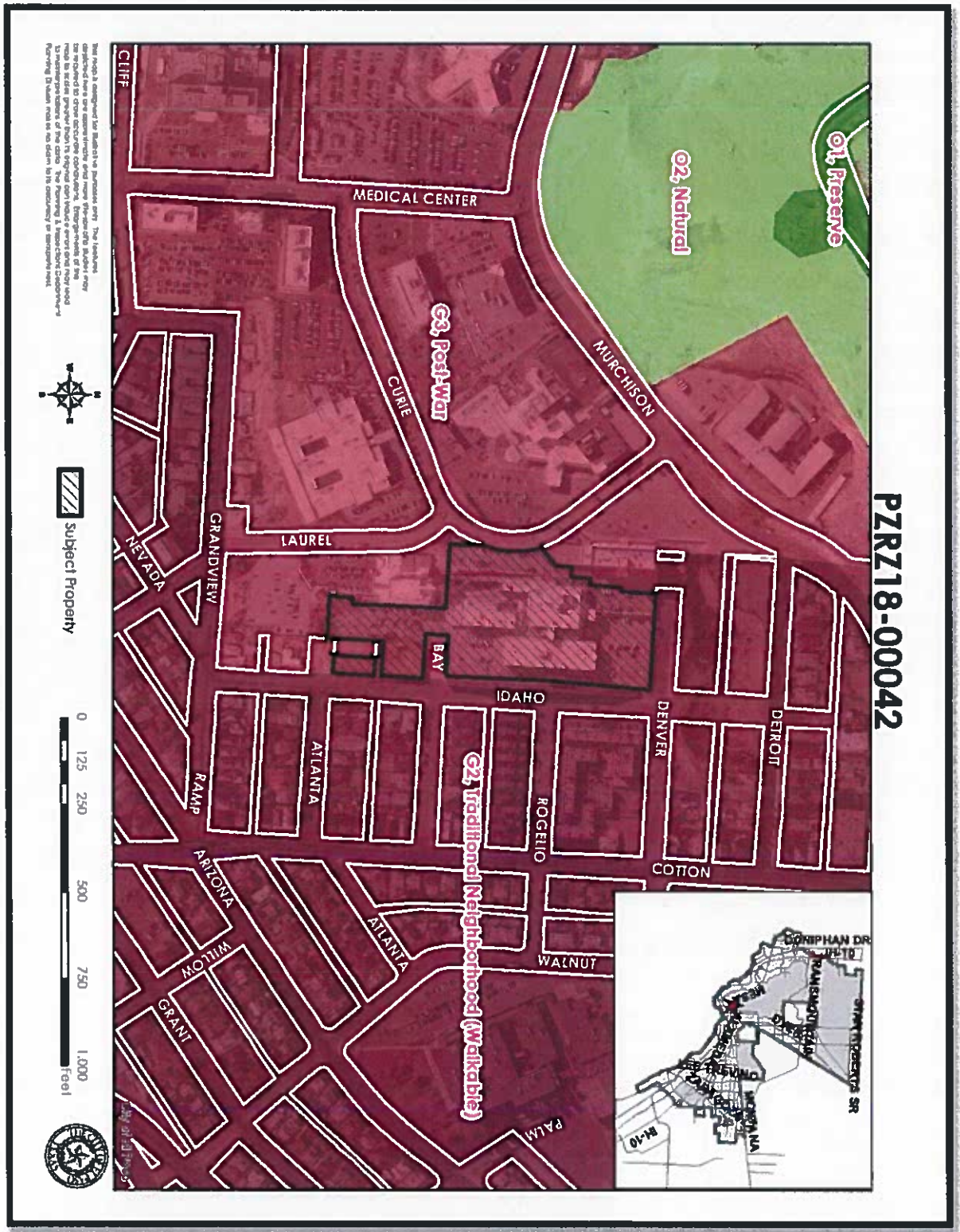
1. **Recommend Approval** of the rezoning request, finding that the request is in conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or that the request is in conformance with other criteria that the CPC identifies from the Comprehensive Plan.
2. **Recommend Approval of the rezoning request With Modifications** to bring the request into conformance with the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.
3. **Recommend Denial** of the rezoning request, finding that the request does not conform to the review criteria of Plan El Paso as reflected in the Staff Report, or other criteria that the CPC identifies from the Comprehensive Plan.

ATTACHMENTS:

1. Future Land Use Map
2. Department Comments
3. Neighborhood Notification Boundary Map
4. Detailed Site Development Plan

ATTACHMENT 1

Future Land Use Map



ATTACHMENT 2

Department Comments

Planning and Inspections Department

No objections to the rezoning.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Landscaping Division

Recommended approval

Planning and Inspections Department – Land Development

Recommended approval/condition

Note: 2. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.
3. Show proposed drainage flow patterns and designated ponding destination(s).

Fire Department

Recommend Approval

Police Department

No comments received.

Sun Metro

Sun Metro has no objections

Streets and Maintenance Department

TIA not needed.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main extending along the eastside of Idaho St., approximately 25-feet west of and parallel to the eastern right-of-way line of Idaho St. This water main is available for service.

There is an existing 12-inch diameter water main extending along the westside of Curie Dr., approximately 20-feet east of and parallel to the western right-of-way line of Curie Dr. This water main is available for service.

There is an existing 6-inch diameter water main extending along the north side of Bay Ct., approximately 23.5-feet south of and parallel to the northern right-of-way line of Bay Ct. This main ends approximately 133-feet west of Idaho St. This water main is available for service.

There is an existing 6-inch diameter water main extending along the north side of Atlanta St., approximately 32.5-feet south of and parallel to the northern right-of-way line of Atlanta St. This main ends approximately 95-feet west of Idaho St. This water main is available for service.

There is an existing 6-inch diameter water main extending along the north side of Denver Ave., approximately 20-feet south of and parallel to the northern right-of-way line of Denver Ave. This main ends approximately 170-feet west of Idaho St. This water main is available for service.

EPWater records indicate one (3) three inch water meter, one (6) six inch fire line, one (2) two inch water meter and one (¾) inch water meter serving the subject property. The service addresses for these meters are 1810 ½ Murchison Dr., 1900 Denver Ave., 1900 Bay Ct. and 1901 Atlanta St. There is an inactive service on 1900 Denver Ave.

Previous water pressure from fire hydrant #2914 located on the intersection of Rogelio Ave. and Idaho St. has yielded a static pressure of 78 (psi), a residual pressure of 54 (psi), and a discharge of 1,163 gallons per minute.

Sewer:

There is an existing 8-inch diameter sanitary sewer main extending along the west side of Idaho St., approximately 30-feet east of and parallel to the western right-of-way line of Idaho St. This main starts at the Alley, north of Atlanta St. and ends approximately 120-feet north of Rogelio Ave. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along the south side of Bay Ct., approximately 23.5-feet north of and parallel to the southern right-of-way line of Bay Ct. This sanitary sewer main is available for service.

There is an existing 8-inch diameter sanitary sewer main extending along the eastside of Curie Dr., approximately 25-feet west of and parallel to the eastern right-of-way line of Curie Dr. This sanitary sewer main is available for service.

General:

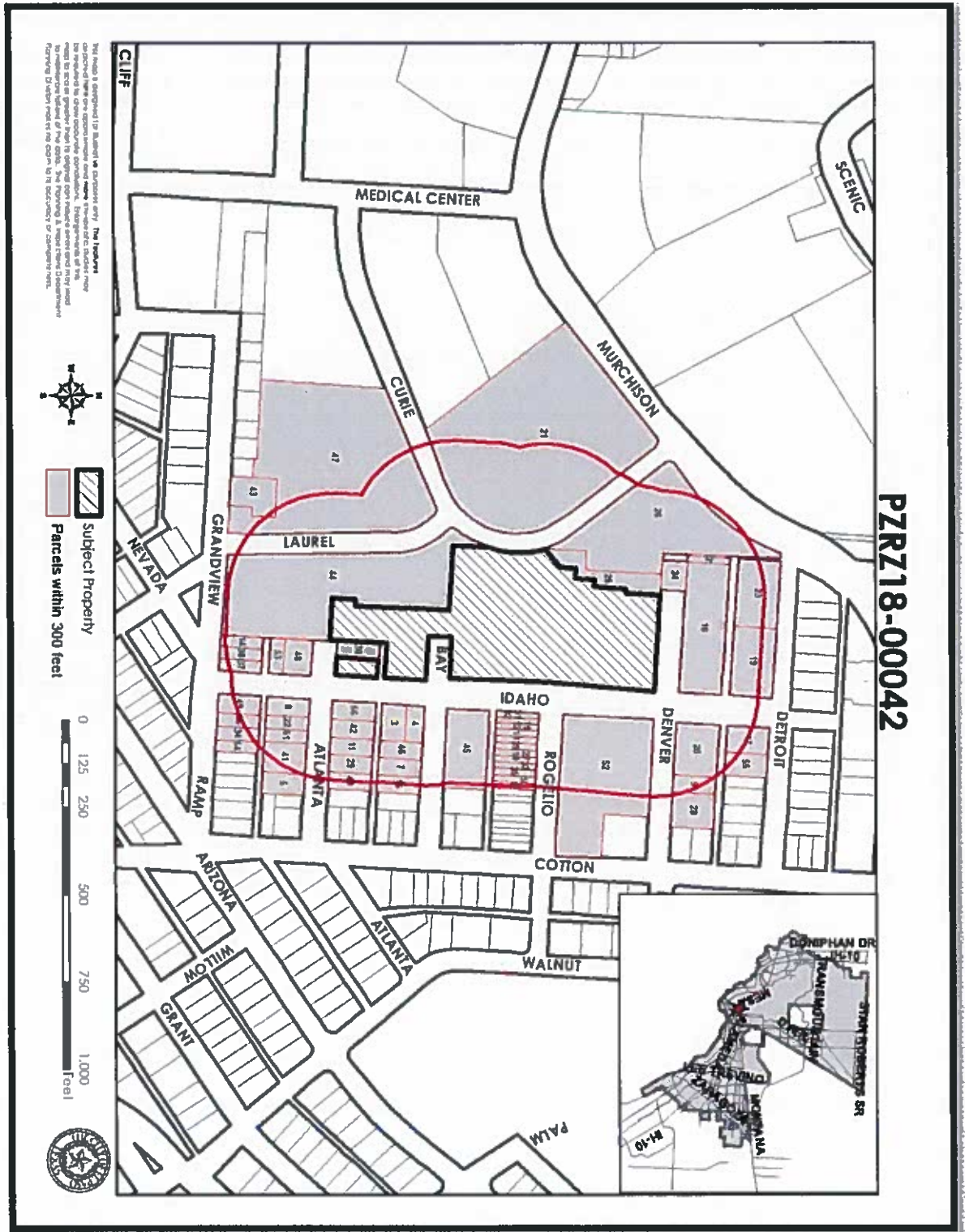
EPWater - PSB requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 8 to 10 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within utility and PSB easements 24 hours a day, seven (7) days a week.

Stormwater:

- As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding and encourage the use of nonstructural storm water management such as the preservation of greenspace and other conservation areas, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, Subparagraph A-2 & A-5.

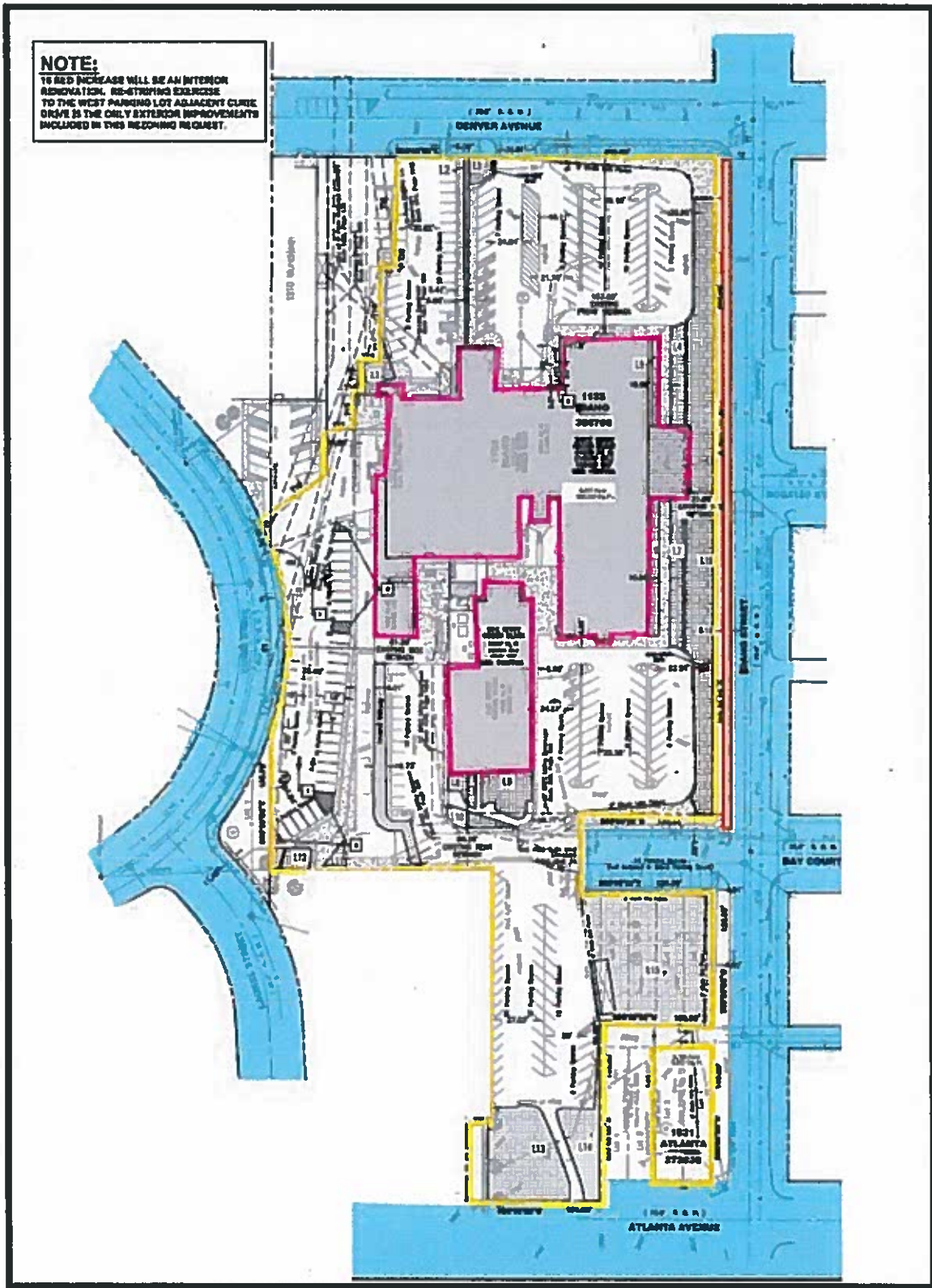
ATTACHMENT 3

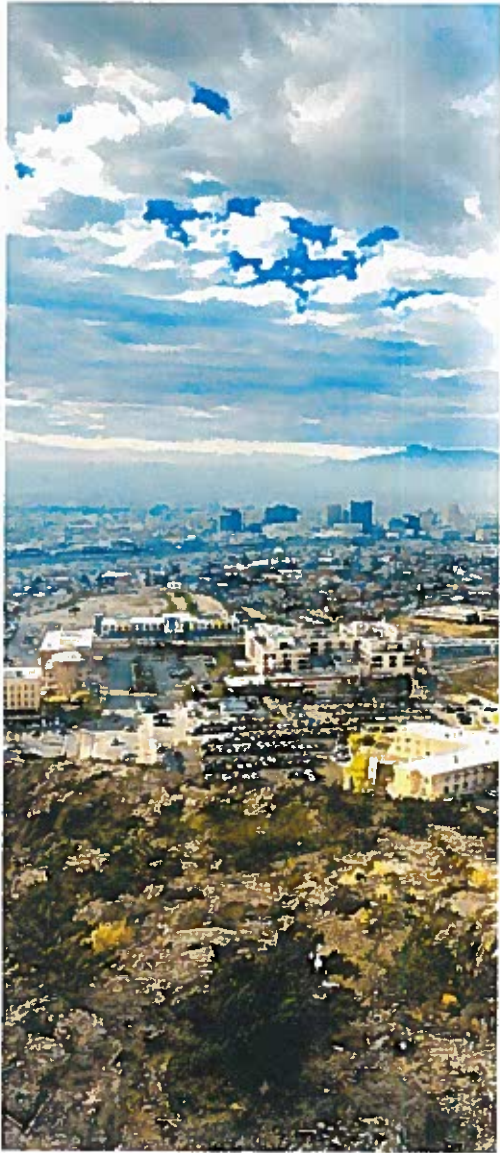
Notification Map



ATTACHMENT 4

Detailed Site Development Plan





Recommendation | Public Input

1

Planning Division / DCC recommendation:

The City Plan Commission recommended APPROVAL of the rezoning request on May 30, 2019 with the following condition:

That a 10' landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten foot (10') in height shall be placed at fifteen feet (15') on center along the property lines adjacent to residential or apartment zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy;

Public Input:

Planning has received one call in opposition and one call of inquiry to the rezoning request; Notices resent to property owners within 300 feet on May 17, 2019.

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

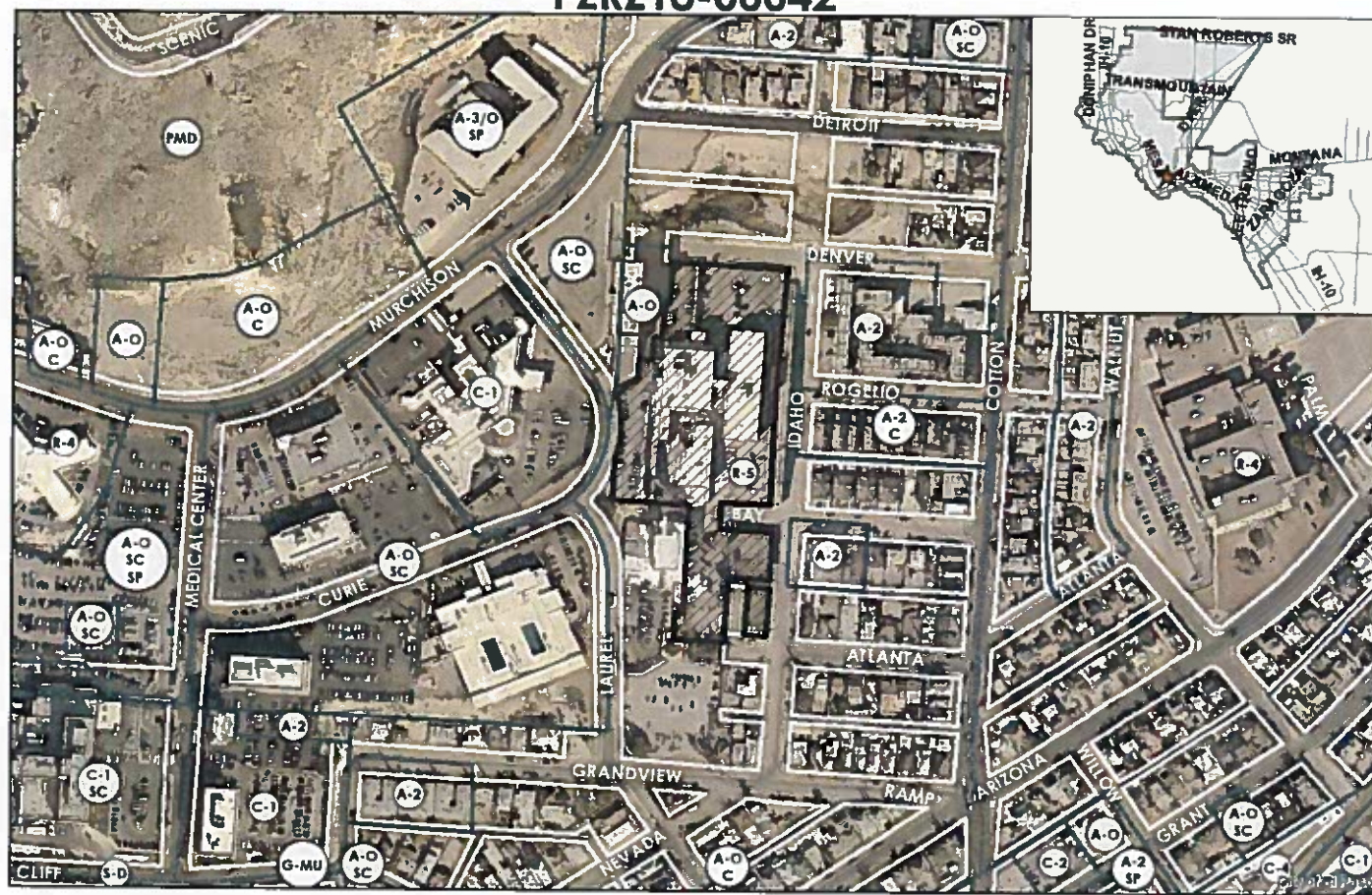
REZONING



1155 Idaho St. & 1931 Atlanta Ave.



PZRZ18-00042



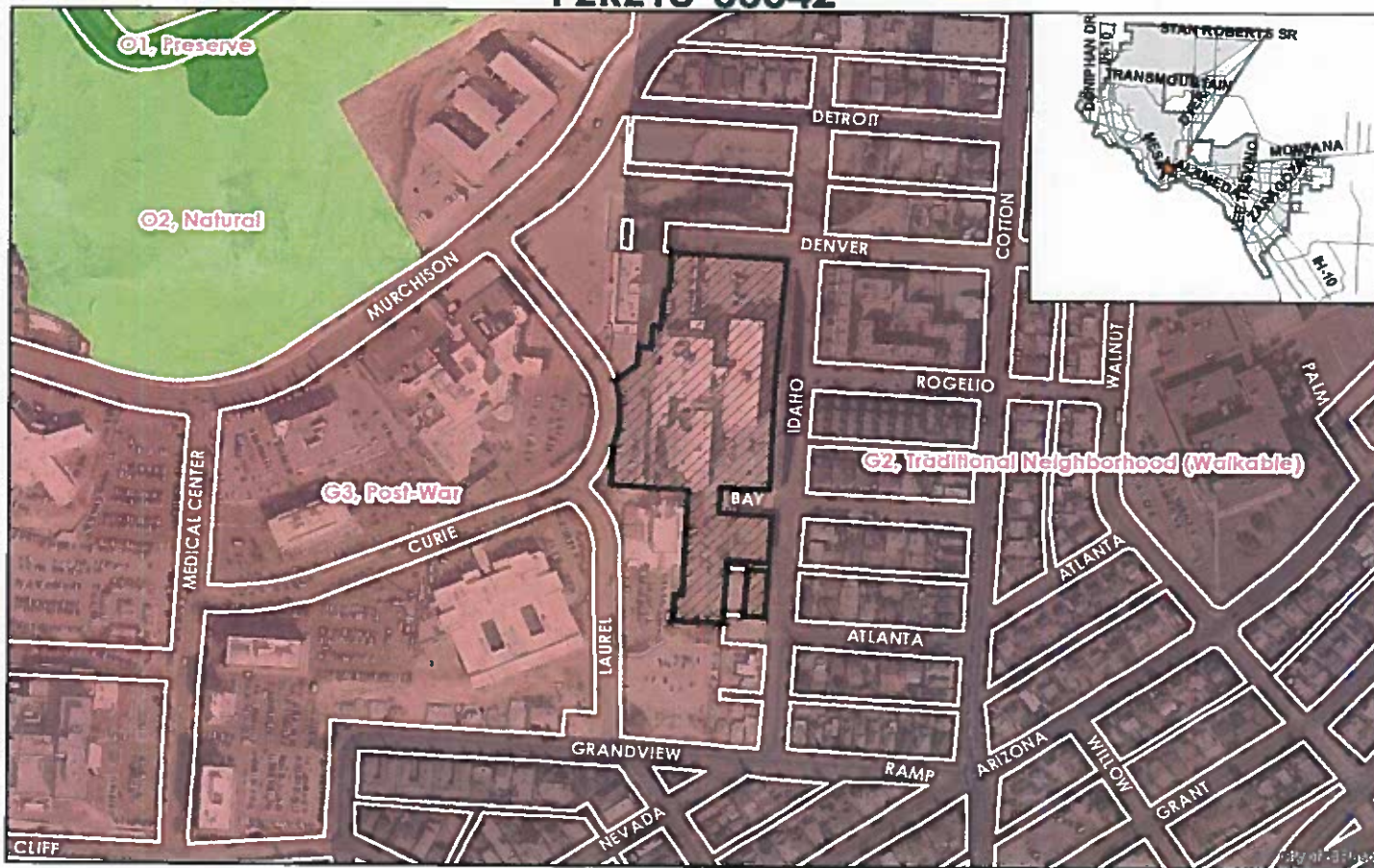
This map is designed for illustrative purposes only. The features depicted here are approximate and have the same effect as they may be required to show accurate conditions. Enlargement of the map to scales greater than 1:10,000 can produce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



Subject Property



PZRZ18-00042



This map is designed for illustrative purposes only. The features depicted here are approximate and are not intended to be used to draw accurate conclusions. Enlargements of the map to a scale greater than 1:10,000 may introduce errors and may lead to misinterpretations of the data. The Planning & Information Department Planning Division makes no claim to its accuracy or completeness.



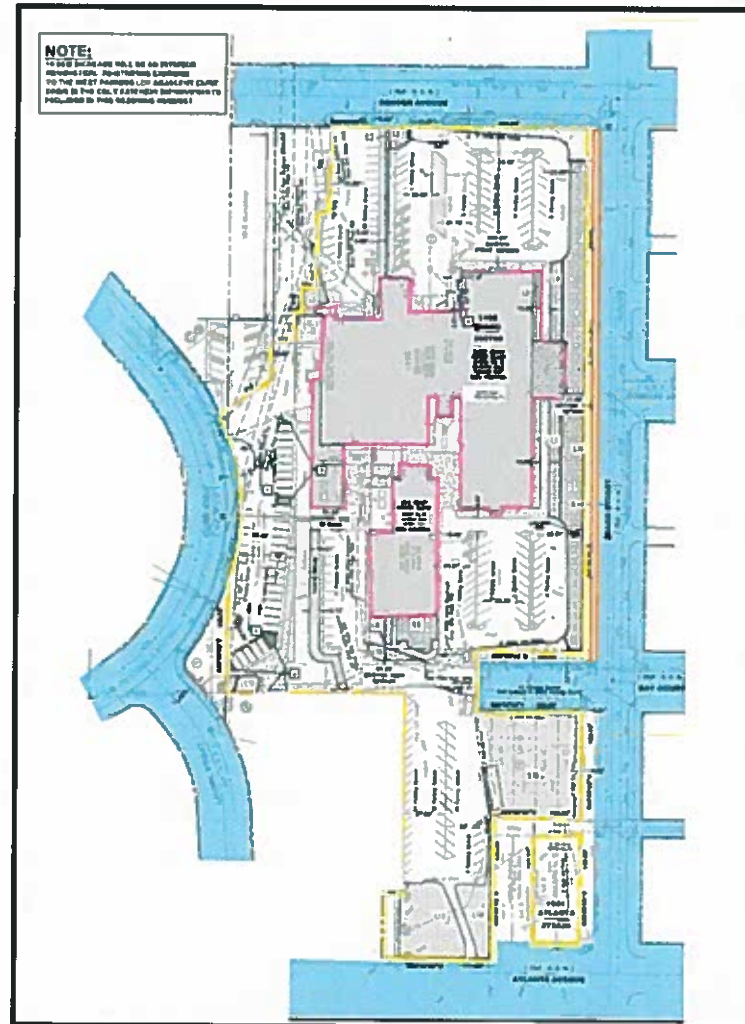
 Subject Property

0 125 250 500 750 1,000 Feet



Detailed Site Development Plan

6



Subject Property

7





THANK YOU

